



**Address:** [6732 MEGAN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34068-4-9  
**Subdivision:** RICHFIELD SUBDIVISION  
**Neighborhood Code:** 3M070G

**Latitude:** 32.8691703517  
**Longitude:** -97.2320667443  
**TAD Map:** 2078-436  
**MAPSCO:** TAR-037V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RICHFIELD SUBDIVISION Block  
4 Lot 9

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$350,688

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05583748

**Site Name:** RICHFIELD SUBDIVISION-4-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,793

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,174

**Land Acres<sup>\*</sup>:** 0.1876

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PATTEN BENJAMIN  
PATTEN ASHLEY

**Primary Owner Address:**

6732 MEGAN LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 8/4/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221225539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAN FAMILY REVOCABLE TRUST	12/16/2016	<a href="#">D216296795</a>		
CHAN JESSIE M;CHAN KELVIN W	2/28/2014	<a href="#">D214044287</a>	0000000	0000000
HAYS AMY J;HAYS JIMMY D	4/6/2000	00143110000310	0014311	0000310
GELLIS WILEY B	5/31/1995	00119860000001	0011986	0000001
LEGATE FRANK H;LEGATE PATRICIA	6/30/1989	00096340001070	0009634	0001070
SABINE VALLEY INDUSTRIES INC	1/1/1984	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$290,688	\$60,000	\$350,688	\$350,688
2024	\$290,688	\$60,000	\$350,688	\$341,769
2023	\$271,081	\$60,000	\$331,081	\$310,699
2022	\$247,454	\$35,000	\$282,454	\$282,454
2021	\$169,921	\$35,000	\$204,921	\$204,921
2020	\$169,921	\$35,000	\$204,921	\$204,921

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.